

City of Ventura

MOBILEHOME SELLER'S DISCLOSURE STATEMENT

The mobilehome is located at Space No. _____ in _____ Mobilehome Mobilehome Park is subject to the City of San Park. Buenaventura's ("Ventura") Rent Stabilization Ordinance ("Ventura's Ordinance"). The Ventura Ordinance applies in the following Mobilehome Parks:

- 1. Buena Trailer Villa @ 3975 Telegraph Road
- 2. Buenaventura Mobile Home Estates @ 11405 Darling Road
- 3. Country Estates @ 10685 Blackburn Road
- 4. Imperial Mobile Home Park @ 5065 Telephone Road
- 5. Imperial Mobile Home Park @ 5067 Telephone Road
- 6. La Posada Mobile Home Park @ 4499 Copland Drive
- 7. Lemon Wood Mobilehome Park @ 850 Johnson Drive
- 8. Patrician Mobilehome Park @ 4700 Aurora Drive
- 9. Sea Esta Village @ 3900 East Main Street
- 10. Stardust Mobilehome Park @ 11100 Telegraph Road
- 11. Ventura Marina @ 1215 Anchors Way Drive
- 12. Victorian Mobilehome Park @ 2040 Park Drive

The Ventura Ordinance was adopted by the City Council to:

"... protect the mobile home owners' investment in their mobile homes, and to protect the owners and occupiers of mobile homes from unreasonable rent increases, while at the same time recognizing the need of park owners to receive a fair return on their property and rental income sufficient to cover increases in the costs of repairs, maintenance, insurance, employee services, additional amenities, and other costs of operation."

San Buenaventura Municipal Code Section 6.600.010

Under both state law and the Ventura Ordinance, you have a right to be offered a month-to-month rental agreement/short-term lease for the space where this mobilehome is located. Only month-to-month rental agreements/short-term leases are subject to Ventura's Ordinance. A month-to-month rental agreement/ short-term lease is any rental agreement/lease of 12 months or less.



The landlord or park management also has the right, but not the obligation, to offer you a long-term lease. A long-term lease is not subject to the protections of Ventura's Ordinance. A long-term lease is any lease of more than 12 months. The park owner/park management is required to provide you with both options—a month-to-month rental agreement/short-term lease or a long-term lease. The park owner/park management is prohibited from denying you the opportunity to rent/lease the space where the mobilehome is situated if you decline to sign a long-term lease. The choice is entirely yours. You should consider both options to make the best decision for your circumstances. The current rent for this space is _____ and the current maximum rent authorized is _____ Other fees and charges may also apply to the space where the mobilehome is located. The park owner/ park management is required to provide you, within two days of your application for residency in the mobilehome park, a document called "Information for Prospective Homeowners." This document requires the park owner/park management to identify the maximum allowed rent for the space as well as any additional monthly fees and charges that may apply to the space. Information about the maximum amount of rent authorized under the Ventura Ordinance can be obtained from the City's Rent Administrator at mhrentadmin@cityofventura.ca.gov or can be located at the City's website at: www.cityofventura.ca.gov/713. Each mobilehome park has a designated Resident's Representative. The Resident's Representative for this mobilehome park is ______ who can be contacted at Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller. Seller's Signature Date Seller's Printed Name Seller's Signature Date

Seller's Printed Name